

**Rio Vista Community HOA
Board of Directors
Regular Session Minutes
March 25, 2015**

Board of Directors Present:

Fred Wiley	President
Raj Doshi	CFO
Jeff Thompson	Secretary
Craig Michaud	Member at Large

Members in Attendance:

Phil Crosby

Lordon Representatives Present:

Sue Bryan Property Manager

Called to Order:

The Regular Board of Directors Meeting of March 25, 2015 was called to order at 6:20 p.m., by president, Fred Wiley.

Homeowners Forum:

No owners present for open forum.

Approval of Minutes:

The Regular Session Minutes from the meeting of January 29, 2015 were approved unanimously. Motion carried (4-0).

Treasurer's Report:

Management Report of Financial Condition: 2/28/14

Total Assets:	\$256,582.64
Current Month (Deficit):	\$ (1,677.42)
Current Year (Surplus):	\$ 8,239.32
Status of Reserves:	\$188,383.14
Checking Account Balance:	\$ 64,964.44

The Board opted to approve the financials (subject to audit), via email after thorough review by the CFO.

In addition, they requested that the office of Pamela Moore provide them with a yearly tracking of the delinquencies.

New Business:

1. Discussion with Lee Jones of Plahn Landscape:

Lee Jones informed the board of the following:

- The valves controlling landscape irrigation should be replaced every 5-6 years.
- Having an all inclusive landscape contract, wherein sprinkler repairs and landscape maintenance items such as rye seeding and pre-emergent/fertilizer would be included in the monthly fee, would not be cost effective for the community.

Regardless, the board requested that Plahn prepare a bid for same for the purposes of comparison.

- The board requested that Plahn prepare a map of the landscape valves, timers, manifolds and backflows for future reference.
- Lee said that he would consult with Kern Sprinkler with regard to the possibility of flow restrictors.

Proposals were submitted by Barrera and Company and Reserve Study Specialists to prepare the reserve study for 2015. The board voted unanimously to approve the proposal from Reserve Study Specialists in the amount of \$800.00 with subsequent annual updates (without site visit) in the amount of \$350.00. Motion carried. (4-0)

2. The board requested that copies of all invoices be placed in the management report.
3. There was discussion regarding the placement of speed bumps in the community. The board determined they would send a notification to the membership requesting their input.

Liens:

There were no liens submitted for approval at this time.

Executive Session Disclosure:

A. Executive Session convened on January 29, 2015 to discuss confidential subjects such as litigation, matters relating to formation of contracts with third parties, member discipline, personal matters, or to meet with a member upon a members request regarding the members payment of assessments as specified in Section 1367 or 137.1 of the California Civil Code.

B. Actions taken in Executive Session of January 29, 2015 were:

- 1) Prior Executive Minutes were approved.
- 2) Member discipline was discussed.
- 3) Collection accounts were discussed.

Adjournment:

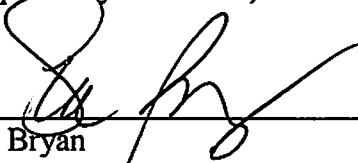
Adjournment of Regular Session was motioned unanimously at 7:40 p.m. to reconvene Executive Session, at which time the board excused Sue Bryan, Community Manager and Recording Secretary, due to the nature of their discussion.



Executive Session was held from 5:35 pm to 6:20 pm and then from 7:40 p.m. to a time not disclosed to Sue Bryan.

The next Regular Session board meeting is scheduled for May 27, 2015 at 6:00 p.m.

Respectfully submitted,



Sue Bryan
Rio Vista Community HOA
Recording Secretary

Approved:



Rio Vista Community HOA
Board of Directors